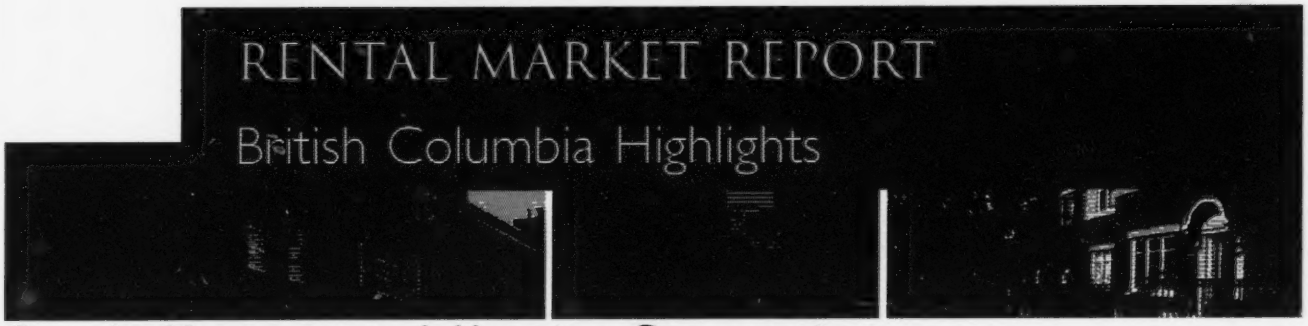
RENTAL MARKET REPORT

British Columbia Highlights



Canada Mortgage and Housing Corporation

Date Released: Spring 2009

BC Highlights

- Rental market conditions eased in the spring compared to a year ago. Vacancy rates increased compared to last spring, however rents were higher.
- Two-bedroom average rents in existing structures rose 3.4 per cent from one year ago. The average rent for a two-bedroom apartment in new and existing structures was $1,003 in April 2009.
- The availability rate was 3.3 per cent, up from 1.8 per cent last spring.

Vacancy Rates Move Higher

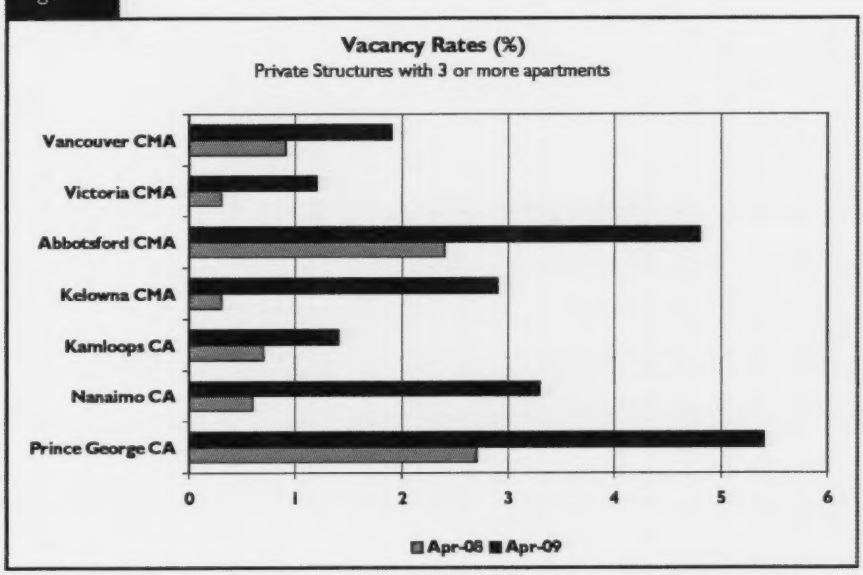
The average apartment vacancy rate in urban British Columbia centres was 2.3 per cent in April 2009, compared to 1.1 per cent in April 2008. Vacancy rates in British Columbia were among the lowest in Canada.

Vacancy rates increased in most centres. The apartment vacancy rate in the Victoria Census Metropolitan Area (CMA) and the Vancouver CMA increased by 0.9 and 1.0 percentage points, to 1.2 and 1.9 per cent, respectively. Despite the increases, vacancy rates in the two largest urban centres were below the provincial average.

The lowest vacancy rates in British Columbia were recorded in Salmon Arm (0.3 per cent) and Parksville (0.8 per cent). These areas tend to have higher population growth fuelling demand for rental housing and less new supply from purpose-built rental or secondary rental.

Squamish was one of only three centres to report a decline in the apartment vacancy rate, from 4.2 per cent to 1.3 per cent in April 2009. Demand for rental accommodation in this centre reflects, in part, the spill-over of rental demand from the surrounding area, including Whistler.

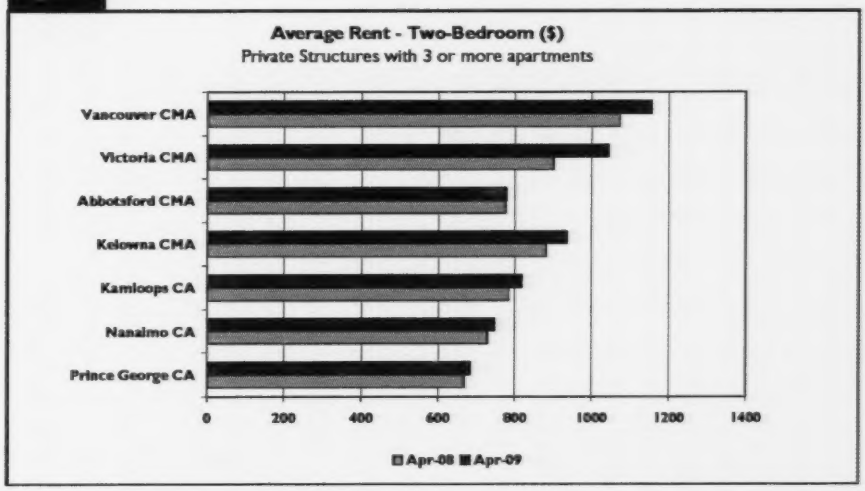
Figure 1



Canada

CMHC SCHL
HOME TO CANADIANS

Figure 2



Factors Behind Increased Vacancy Rates

An increase in rental supply and a decrease in rental demand pushed vacancy rates higher. The secondary market continues to be the main source of new rental accommodation. Purpose built rental buildings added less than 1,400 units to the rental supply.

Growing competition from investor-owned condominiums and other types of secondary rental units contributed to the increase in the purpose-built rental vacancy rate. In the Vancouver CMA, investor-owned condominiums make up about one-quarter of condominiums, with an estimated 90 per cent of those rented out. More than half of renters in Vancouver live in secondary rental units, including investor condominiums which occupy the higher end of the rental apartment market. In the Victoria CMA, the proportion of investor-owned condominiums is also about one-quarter, although not all of these are available for rent.

The movement of first-time homebuyers from rental into homeownership freed up purpose-built rental units. The number of condominium apartment units under construction in the province's larger urban centres (with more than 50,000 people) has been relatively high. As these homes were finished, people were able to move from rental to their newly completed condominium, increasing rental vacancies. As well, lower home prices and low mortgage rates have reduced the gap between the cost of homeownership and the cost of renting, encouraging first-time buyers into the ownership market.

In addition, completed units entered the rental market as investor-owned condominiums, providing more choice for renters, but often at higher rents than purpose-built rental apartments.

On the demand side, a slowdown in the British Columbia economy and job markets is contributing to the increase in the rental vacancy rate. The slowdown in the job market may have encouraged young people, who tend to be renters, to stay in their parental home or to share accommodation with friends, reducing rental demand. The unemployment rate for persons aged 15 to 24 years rose to 13.5 per cent in March 2009 compared to 6.9 per cent in March 2008.

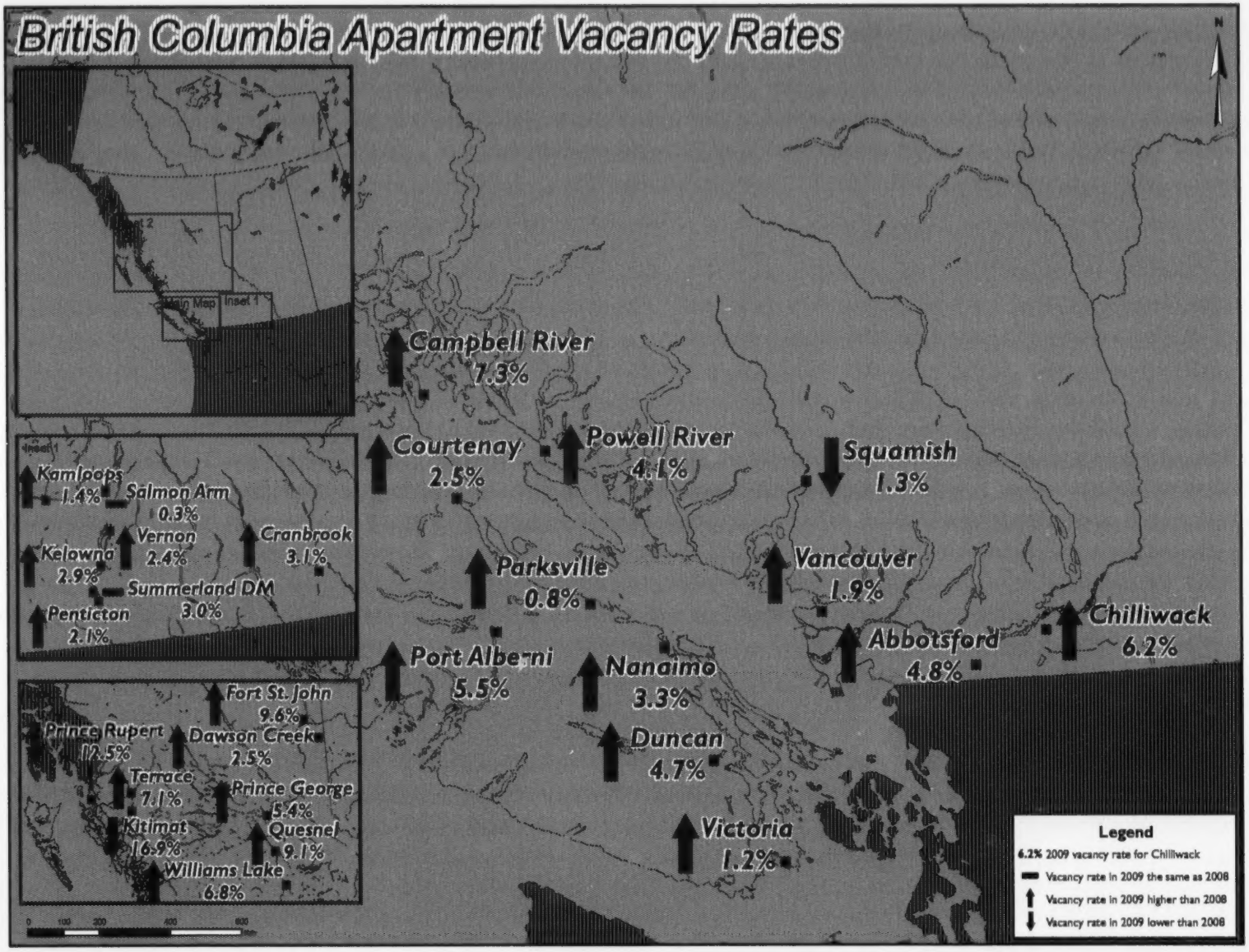
Population-driven rental demand has slowed. Migration is the main source of population growth in British Columbia. Fewer people moving to the province from the rest of Canada, lowered rental demand. However, international migration remained strong fuelling rental demand in the larger urban centres.

Average Rents Increased

Average rents moved higher. For a two-bedroom apartment, the pace of increase in structures common to this April's and last April's survey slowed to 3.4 per cent compared to 5.5 per cent the previous year. Apartments with three or more bedrooms reported the largest increase in average rents, up 4.2 per cent compared to April 2008, despite an increase in the vacancy rate (from 1.3 per cent to 3.0 per cent). The average rent for a one-bedroom apartment increased the least.

More Rental Homes Available

The Spring Rental Market survey reported an increase in the availability rate for rental units. A rental unit is available if the unit is vacant, or the existing tenant has given or received official notice to move out and a new tenant has not signed a lease. In April 2009, the availability rate was 3.3 per cent, compared to 1.8 per cent last April.


British Columbia Apartment Vacancy Rates
N
Inset 2
Main Map
Inset 1
Campbell River
7.3%
Courtenay
2.5%
Powell River
4.1%
Squamish
1.3%
Kamloops
1.4%
Salmon Arm
0.3%
Vernon
2.4%
Cranbrook
3.1%
Kelowna
2.9%
Summerland DM
3.0%
Penticton
2.1%
Parksville
0.8%
Vancouver
1.9%
Chilliwack
6.2%
Abbotsford
4.8%
Port Alberni
5.5%
Nanaimo
3.3%
Duncan
4.7%
Victoria
1.2%
Fort St. John
9.6%
Prince Rupert
12.5%
Dawson Creek
2.5%
Terrace
7.1%
Prince George
5.4%
Kitimat
16.9%
Quesnel
9.1%
Williams Lake
6.8%
Legend
6.2% 2009 vacancy rate for Chilliwack
Vacancy rate in 2009 the same as 2008
Vacancy rate in 2009 higher than 2008
Vacancy rate in 2009 lower than 2008

TABLES INCLUDED IN THE BRITISH COLUMBIA PROVINCIAL HIGHLIGHT REPORT

British Columbia	Page
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	5
Average Rents ($)	6
Number of Units - Vacant and Universe	7
Availability Rates (%)	8
Estimate of Percentage Change (%) of Average Rent	9
Row (Townhouse) and Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	10
Average Rents ($)	11
Number of Units - Vacant and Universe	12
Availability Rates (%)	13
Estimate of Percentage Change (%) of Average Rent	14

1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Abbotsford CMA	0.0 a	4.3 a	2.6 a	4.7 a	2.3 a	5.0 a	**	0.0 a	2.4 a	4.8 a
Campbell River CA	**	**	1.1 a	9.4 b	1.8 a	6.6 b	2.6 a	1.8 a	1.6 a	7.3 b
Chilliwack CA	3.5 d	4.2 d	2.0 a	7.2 a	1.9 a	5.3 a	0.0 c	3.2 a	2.0 a	6.2 a
Courtenay-Comox CA	0.0 a	0.8 a	0.8 a	3.2 a	1.0 a	2.4 a	0.8 a	2.6 a	0.9 a	2.5 a
Cranbrook CA	0.0 a	0.0 a	3.3 a	1.6 a	0.8 a	3.8 a	0.0 a	6.4 a	1.6 a	3.1 a
Dawson Creek CA	0.0 a	2.7 a	2.1 a	2.3 a	2.3 a	3.0 a	3.3 a	**	2.0 a	2.5 a
Duncan-North Cowichan CA	1.5 a	7.5 a	1.8 a	4.0 a	0.9 a	4.7 a	0.0 a	16.1 d	1.3 a	4.7 a
Fort St. John CA	**	3.3 c	8.3 a	14.1 a	3.0 a	7.1 b	14.5 d	**	5.8 a	9.6 a
Kamloops CA	2.6 a	0.0 a	0.6 a	1.7 a	0.7 a	1.2 a	0.0 a	0.0 a	0.7 a	1.4 a
Kamloops Zone 1-South Shore	3.2 a	0.0 a	0.4 a	1.1 a	0.1 a	0.4 a	0.0 a	**	0.5 a	0.7 a
Kamloops Zone 2-North Shore	0.0 a	0.0 a	0.7 a	2.4 a	1.4 a	2.0 a	0.0 a	0.0 a	1.1 a	2.1 a
Kelowna CMA	1.5 a	0.7 a	0.2 a	2.5 a	0.4 a	3.0 a	0.9 a	7.7 b	0.3 a	2.9 a
Kitimat CA	7.1 a	32.4 a	8.2 a	15.3 a	33.0 a	16.8 a	12.5 a	8.7 a	23.2 a	16.9 a
Nanaimo CA	1.9 a	2.8 a	0.4 a	2.8 a	0.6 a	4.2 a	0.8 a	1.2 d	0.6 a	3.3 a
Parksville CA	0.0 a	0.0 a	0.0 a	0.0 b	0.5 a	0.8 a	0.0 a	6.3 a	0.4 a	0.8 a
Penticton CA	0.7 a	1.5 a	0.6 a	2.2 a	0.1 a	2.2 a	0.0 a	0.0 a	0.4 a	2.1 a
Port Alberni CA	**	14.5 c	6.1 b	6.3 b	3.2 b	3.7 b	0.0 c	0.0 d	4.5 b	5.5 b
Powell River CA	0.0 a	10.0 a	0.3 a	4.9 b	1.3 a	1.6 b	**	11.5 a	0.7 a	4.1 b
Prince George CA	4.7 b	6.0 a	2.5 a	5.9 a	1.6 a	4.5 a	5.2 a	**	2.7 a	5.4 a
Prince George Zone 1-Downtown	5.8 b	5.9 a	4.0 c	6.6 a	1.1 a	3.2 a	0.0 a	1.8 a	2.8 a	4.9 a
Prince George Zone 2-Outlying	3.0 a	6.0 a	1.5 a	5.4 a	1.8 a	5.0 a	6.0 a	**	2.6 a	5.7 b
Prince Rupert CA	11.0 d	**	11.5 a	12.8 c	22.2 a	16.5 d	0.0 c	1.1 d	14.3 a	12.5 c
Quesnel CA	15.3 a	0.0 a	2.8 a	5.2 a	3.4 a	12.7 a	5.2 a	0.0 a	3.5 a	9.1 a
Salmon Arm CA	0.0 a	0.0 a	0.0 a	0.6 a	0.0 a	0.0 a	**	0.0 a	0.3 a	0.3 a
Squamish CA	0.0 a	0.0 a	6.8 a	1.8 a	1.8 a	0.9 a	**	2.2 a	4.2 a	1.3 a
Summerland D.M.	n/u	n/u	**	**	4.5 a	4.8 a	**	**	3.0 a	3.0 a
Terrace CA	7.1 a	7.1 a	1.0 a	4.6 b	3.9 a	7.2 a	**	14.2 a	3.1 a	7.1 a
Vancouver CMA	0.3 b	0.7 a	0.7 a	1.9 a	1.5 a	2.1 b	0.5 a	**	0.9 a	1.9 a
Vernon CA	2.3 a	0.0 a	0.5 a	2.4 a	1.1 a	2.8 a	0.8 a	2.5 c	0.9 a	2.4 a
Victoria CMA	0.6 b	0.4 a	0.3 a	1.4 a	0.3 a	1.0 a	0.1 a	0.9 a	0.3 a	1.2 a
Williams Lake CA	**	7.1 a	1.5 a	7.1 a	1.4 a	7.0 a	0.0 a	2.6 a	1.3 a	6.8 a
British Columbia 10,000+	**0.7 a**	**1.1 a**	**0.9 a**	**2.3 a**	**1.6 a**	**2.7 a**	**1.3 a**	**3.0 c**	**1.1 a**	**2.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Abbotsford CMA	524 a	544 a	628 a	639 a	775 a	778 a	818 a	826 a	699 a	706 a
Campbell River CA	445 a	452 a	538 a	572 a	638 a	678 a	719 a	807 a	599 a	638 a
Chilliwack CA	479 a	490 a	583 a	605 a	726 a	748 a	741 a	758 a	647 a	666 a
Courtenay-Comox CA	458 a	490 a	571 a	599 a	675 a	713 a	688 a	696 b	629 a	661 a
Cranbrook CA	389 a	407 a	514 a	551 a	614 a	667 a	702 a	737 a	580 a	625 a
Dawson Creek CA	573 a	587 a	719 a	679 a	841 a	892 a	1,054 a	913 b	758 a	756 a
Duncan-North Cowichan CA	474 a	486 a	560 a	584 a	661 a	686 a	767 a	839 b	603 a	626 a
Fort St. John CA	585 a	596 a	717 a	708 a	894 a	900 a	1,222 b	945 b	823 a	814 a
Kamloops CA	537 a	566 a	652 a	682 a	783 a	818 a	943 a	1,004 a	714 a	744 a
Kamloops Zone 1-South Shore	548 a	579 a	683 a	721 a	829 a	885 a	1,000 a	**	748 a	789 a
Kamloops Zone 2-North Shore	484 a	513 a	607 a	632 a	726 a	745 a	753 a	853 a	666 a	688 a
Kelowna CMA	582 a	578 a	734 a	770 a	881 a	935 a	953 a	998 a	811 a	853 a
Kitimat CA	385 a	398 a	428 a	441 a	500 a	520 a	469 a	493 a	471 a	486 a
Nanaimo CA	488 a	509 a	594 a	617 a	730 a	748 a	885 a	902 a	648 a	670 a
Parksville CA	470 a	485 a	586 a	603 a	653 a	675 a	760 a	779 b	637 a	658 a
Penticton CA	490 a	515 a	608 a	623 a	740 a	763 a	830 a	869 a	659 a	678 a
Port Alberni CA	388 a	443 a	457 a	478 a	578 a	600 a	629 a	675 b	510 a	533 a
Powell River CA	438 a	507 a	520 a	549 a	606 a	632 a	708 a	775 a	566 a	599 a
Prince George CA	522 a	514 a	578 a	590 a	669 a	685 a	847 a	849 a	655 a	662 a
Prince George Zone 1-Downtown	535 a	541 a	574 a	595 a	641 a	670 a	740 a	754 a	605 a	626 a
Prince George Zone 2-Outlying	498 a	464 a	580 a	587 a	681 a	691 a	860 a	863 a	680 a	681 a
Prince Rupert CA	433 a	444 a	542 a	537 a	665 a	673 a	596 a	618 a	590 a	594 a
Quesnel CA	395 a	407 a	444 a	475 a	547 a	557 a	**	755 a	503 a	529 a
Salmon Arm CA	462 a	458 a	585 a	603 a	695 a	694 a	**	**	636 a	649 a
Squamish CA	**	523 a	762 a	711 a	848 a	801 a	**	1,055 a	819 a	795 a
Summerland D.M.	n/u	n/u	n/s	**	615 a	624 a	**	**	634 a	605 a
Terrace CA	464 a	483 a	504 a	544 a	561 a	612 a	582 a	758 a	538 a	596 a
Vancouver CMA	736 a	755 a	857 a	935 a	1,071 a	1,154 a	1,223 a	1,268 c	904 a	982 a
Vernon CA	471 a	472 a	614 a	628 a	741 a	763 a	767 a	786 a	672 a	692 a
Victoria CMA	614 a	637 a	736 a	776 a	900 a	1,043 a	1,061 a	1,154 a	774 a	852 a
Williams Lake CA	**	433 a	538 a	559 a	641 a	673 a	809 c	744 a	611 a	635 a
British Columbia 10,000+	**679 a**	**703 a**	**801 a**	**862 a**	**921 a**	**1,003 a**	**1,071 a**	**1,091 b**	**833 a**	**899 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in April 2009 by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	5 a	117	80 a	1,713	93 a	1,842	0 a	41	178 a	3,713
Campbell River CA	**	34	36 b	385	38 b	568	1 a	56	76 b	1,044
Chilliwack CA	4 d	106	99 a	1,378	65 a	1,210	2 a	68	171 a	2,761
Courtenay-Comox CA	1 a	134	16 a	508	24 a	978	3 a	116	44 a	1,736
Cranbrook CA	0 a	14	5 a	318	19 a	506	3 a	47	27 a	886
Dawson Creek CA	2 a	77	10 a	426	9 a	313	**	27	21 a	842
Duncan-North Cowichan CA	5 a	67	26 a	656	25 a	538	5 d	31	61 a	1,293
Fort St. John CA	2 c	61	89 a	631	63 b	891	**	31	155 a	1,614
Kamloops CA	0 a	144	26 a	1,549	16 a	1,425	0 a	52	43 a	3,169
Kamloops Zone 1-South Shore	0 a	116	10 a	879	3 a	741	**	**	13 a	1,766
Kamloops Zone 2-North Shore	0 a	28	16 a	670	13 a	684	0 a	22	30 a	1,403
Kelowna CMA	1 a	136	43 a	1,714	58 a	1,904	10 b	124	111 a	3,879
Kitimat CA	11 a	34	27 a	176	55 a	328	2 a	23	95 a	561
Nanaimo CA	7 a	259	46 a	1,621	57 a	1,349	1 d	120	111 a	3,349
Parksville CA	0 a	17	0 b	89	3 a	402	1 a	16	4 a	524
Penticton CA	2 a	138	22 a	1,001	19 a	852	0 a	22	43 a	2,013
Port Alberni CA	8 c	55	29 b	459	16 b	433	0 d	19	53 b	966
Powell River CA	1 a	10	14 b	284	4 b	250	5 a	43	24 b	587
Prince George CA	16 a	262	68 a	1,155	71 a	1,579	**	444	187 a	3,440
Prince George Zone 1-Downtown	9 a	159	31 a	470	16 a	489	1 a	56	57 a	1,174
Prince George Zone 2-Outlying	6 a	103	37 a	685	55 a	1,089	**	388	130 b	2,266
Prince Rupert CA	**	49	32 c	250	40 d	241	1 d	91	79 c	631
Quesnel CA	0 a	14	11 a	211	40 a	316	0 a	19	51 a	560
Salmon Arm CA	0 a	11	1 a	167	0 a	157	0 a	9	1 a	344
Squamish CA	0 a	29	1 a	55	1 a	109	1 a	45	3 a	238
Summerland D.M.	n/u	n/u	**	**	1 a	21	**	**	1 a	33
Terrace CA	2 a	28	5 b	111	15 a	209	5 a	35	27 a	384
Vancouver CMA	71 a	9,516	1,244 a	65,437	574 b	27,068	**	2,390	1,938 a	104,412
Vernon CA	0 a	89	18 a	749	21 a	738	3 c	121	41 a	1,697
Victoria CMA	8 a	2,095	187 a	13,728	72 a	7,262	4 a	405	270 a	23,490
Williams Lake CA	1 a	14	14 a	197	25 a	355	1 a	39	41 a	605
British Columbia 10,000+	**155 a**	**13,512**	**2,149 a**	**94,979**	**1,423 a**	**51,843**	**131 c**	**4,438**	**3,857 a**	**164,771**

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1.1.4 Private Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Abbotsford CMA	4.1 a	5.1 a	3.7 a	5.7 a	3.6 a	6.1 a	**	0.0 a	3.7 a	5.8 a
Campbell River CA	**	**	3.1 a	10.3 c	2.3 a	7.9 b	5.2 a	1.8 a	2.7 a	8.3 a
Chilliwack CA	6.9 c	14.9 d	3.0 a	9.9 a	3.8 b	8.3 a	1.7 c	3.2 a	3.5 a	9.2 a
Courtenay-Comox CA	4.6 a	1.6 a	1.2 a	4.5 a	1.5 a	3.7 a	0.8 a	7.0 b	1.6 a	4.0 a
Cranbrook CA	20.0 a	7.1 a	4.6 a	3.5 a	1.5 a	5.5 a	0.0 a	8.5 a	2.8 a	5.0 a
Dawson Creek CA	0.0 a	2.7 a	2.6 a	4.0 a	4.2 a	6.6 a	3.3 a	**	2.9 a	4.7 a
Duncan-North Cowichan CA	1.5 a	7.5 a	2.7 a	5.7 a	3.7 a	5.4 a	0.0 a	16.1 d	3.0 a	5.9 a
Fort St. John CA	11.4 d	8.2 b	10.2 a	16.1 a	4.7 a	9.0 b	14.5 d	**	7.6 a	11.8 a
Kamloops CA	2.6 a	0.0 a	0.6 a	1.7 a	0.7 a	1.2 a	0.0 a	0.0 a	0.7 a	1.4 a
Kamloops Zone 1-South Shore	3.2 a	0.0 a	0.4 a	1.1 a	0.1 a	0.4 a	0.0 a	**	0.5 a	0.7 a
Kamloops Zone 2-North Shore	0.0 a	0.0 a	0.7 a	2.4 a	1.4 a	2.0 a	0.0 a	0.0 a	1.1 a	2.1 a
Kelowna CMA	2.3 a	2.2 a	1.3 a	3.4 a	1.3 a	5.1 a	1.8 c	8.5 b	1.3 a	4.3 a
Kitimat CA	7.1 a	32.4 a	8.2 a	15.3 a	33.0 a	16.8 a	12.5 a	8.7 a	23.2 a	16.9 a
Nanaimo CA	3.4 a	3.6 b	3.0 a	5.2 a	2.7 a	6.8 a	0.8 a	2.0 c	2.8 a	5.6 a
Parksville CA	0.0 a	0.0 a	2.2 a	3.4 c	0.7 a	1.3 a	0.0 a	6.3 a	1.0 a	1.8 a
Penticton CA	2.8 a	2.9 a	0.9 a	3.5 a	0.5 a	2.7 a	0.0 a	0.0 a	0.9 a	3.1 a
Port Alberni CA	**	20.0 d	6.8 b	7.8 b	3.5 b	4.9 b	0.0 c	**	5.1 b	7.1 b
Powell River CA	0.0 a	10.0 a	3.8 a	5.3 b	3.0 a	2.0 a	**	11.5 a	3.1 a	4.4 b
Prince George CA	5.5 a	6.4 a	3.1 a	6.8 a	2.2 a	5.6 a	5.2 a	**	3.2 a	6.8 a
Prince George Zone 1-Downtown	6.5 b	5.9 a	4.0 c	7.0 a	1.3 a	4.5 a	0.0 a	1.8 a	3.0 a	5.6 a
Prince George Zone 2-Outlying	4.0 a	7.0 a	2.4 a	6.7 a	2.6 a	6.1 a	6.0 a	**	3.2 a	7.4 a
Prince Rupert CA	11.0 d	**	11.9 a	14.9 c	22.2 a	17.4 d	0.0 c	2.2 c	14.4 a	14.3 c
Quesnel CA	15.3 a	7.1 a	4.7 a	6.2 a	4.1 a	13.3 a	5.2 a	0.0 a	4.6 a	10.0 a
Salmon Arm CA	0.0 a	0.0 a	0.6 a	1.2 a	0.0 a	0.6 a	**	0.0 a	0.5 a	0.9 a
Squamish CA	0.0 a	0.0 a	6.8 a	5.5 a	1.8 a	3.7 a	**	2.2 a	4.2 a	3.4 a
Summerland D.M.	n/u	n/u	**	**	4.5 a	9.5 a	**	**	3.0 a	6.1 a
Terrace CA	7.1 a	10.7 a	1.0 a	5.5 b	3.9 a	7.2 a	**	14.2 a	3.1 a	7.6 a
Vancouver CMA	0.5 b	1.4 a	1.3 a	2.8 a	2.0 b	2.6 a	1.0 a	**	1.3 a	2.6 a
Vernon CA	2.3 a	0.0 a	1.2 a	3.2 a	1.6 a	4.0 b	1.6 a	2.5 c	1.5 a	3.4 a
Victoria CMA	2.3 c	1.6 c	1.6 a	2.7 a	1.3 a	2.5 a	0.1 a	1.4 a	1.6 a	2.5 a
Williams Lake CA	**	7.1 a	4.4 b	7.6 a	2.0 a	7.3 a	0.0 a	5.1 a	2.7 a	7.3 a
British Columbia 10,000+	**1.4 a**	**2.0 a**	**1.6 a**	**3.3 a**	**2.4 a**	**3.7 a**	**1.7 a**	**3.9 c**	**1.8 a**	**3.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
Abbotsford CMA	6.1 a	5.0 a	6.7 a	1.2 a	9.1 a	1.2 a	**	**	8.0 a	1.0 a
Campbell River CA	++	++	4.2 b	6.8 b	4.3 b	5.0 b	6.7 a	4.0 a	4.2 b	5.4 b
Chilliwack CA	n/u	++	n/u	2.0 c	n/u	1.9 c	n/u	2.4 a	n/u	1.9 b
Courtenay-Comox CA	8.2 a	5.2 a	5.6 a	5.3 a	3.5 b	6.1 a	**	++	5.0 a	5.3 a
Cranbrook CA	4.0 a	5.0 a	8.0 a	8.0 a	6.9 a	8.2 a	3.4 a	2.9 a	6.4 a	7.4 a
Dawson Creek CA	12.4 a	++	11.3 c	++	8.7 b	++	15.3 a	**	11.1 c	++
Duncan-North Cowichan CA	8.2 a	0.2 a	7.1 a	3.8 a	6.3 a	5.8 a	3.3 a	**	6.9 a	4.8 a
Fort St. John CA	6.1 b	1.0 d	6.8 a	1.4 a	7.3 a	0.9 d	**	**	6.9 a	++
Kamloops CA	6.5 a	3.5 c	12.1 a	4.9 b	11.8 a	5.6 a	9.1 a	9.7 a	11.6 a	5.8 a
Kamloops Zone 1-South Shore	5.2 a	**	11.2 a	5.2 b	9.5 a	7.0 a	8.5 a	**	10.3 a	6.4 a
Kamloops Zone 2-North Shore	9.8 a	5.8 a	13.3 a	4.5 c	15.0 a	3.9 b	10.8 a	4.6 a	13.4 a	5.0 b
Kelowna CMA	10.8 c	++	9.4 a	2.9 c	8.9 a	3.0 c	**	**	9.0 a	2.6 b
Kitimat CA	-1.4 a	3.8 a	-0.2 a	2.2 a	0.2 a	2.9 a	-3.3 a	-1.6 a	-0.3 a	3.2 a
Nanaimo CA	3.6 c	4.4 a	6.0 a	4.3 a	5.2 b	3.3 a	**	++	5.3 a	3.6 a
Parksville CA	4.1 a	1.9 a	4.6 b	++	2.8 a	3.0 a	1.6 a	**	2.8 a	2.9 a
Penticton CA	6.3 b	5.4 c	9.3 a	2.2 c	11.0 a	4.0 a	14.7 a	0.8 a	9.7 a	3.0 b
Port Alberni CA	**	**	7.9 b	4.4 c	7.2 b	5.1 c	**	**	6.8 b	4.7 b
Powell River CA	16.6 a	15.0 a	4.8 b	6.4 b	6.3 b	4.2 b	**	**	5.2 b	6.0 a
Prince George CA	++	**	4.2 b	2.0 b	2.4 b	2.5 b	5.4 a	++	3.1 b	1.8 b
Prince George Zone 1-Downtown	++	1.3 d	++	5.6 a	**	4.4 b	**	**	++	3.8 b
Prince George Zone 2-Outlying	**	++	5.8 b	++	2.5 b	1.5 a	6.4 a	++	4.1 b	++
Prince Rupert CA	**	5.2 d	13.9 d	++	16.7 d	++	**	**	12.9 d	++
Quesnel CA	7.2 a	2.8 a	5.2 c	5.1 a	5.4 d	4.7 a	**	0.5 a	6.7 c	4.2 a
Salmon Arm CA	8.3 a	-0.3 a	6.6 b	5.0 c	4.9 b	4.2 d	**	**	6.0 c	3.6 d
Squamish CA	**	1.0 a	**	-0.7 a	**	-4.2 a	**	-4.8 a	**	-0.7 a
Summerland D.M.	n/u	n/u	**	**	**	1.0 a	**	**	**	3.2 a
Terrace CA	12.8 a	3.5 a	5.5 b	5.4 a	2.1 b	6.6 a	**	12.8 a	3.9 c	6.5 a
Vancouver CMA	4.3 d	4.0 d	5.8 c	2.3 c	5.1 c	2.7 c	++	**	5.2 c	2.8 c
Vernon CA	7.5 a	**	9.6 a	2.5 c	9.3 a	2.6 c	**	3.0 d	9.4 a	2.6 c
Victoria CMA	5.1 c	4.6 d	4.6 c	6.1 b	4.4 d	6.5 c	**	++	4.6 c	6.2 b
Williams Lake CA	**	0.3 a	9.3 a	5.6 a	9.4 a	6.6 a	**	1.0 a	9.3 a	6.6 a
British Columbia 10,000+	**4.7 c**	**3.9 c**	**6.0 b**	**3.0 c**	**5.5 b**	**3.4 c**	**5.3 d**	**4.2 d**	**5.6 b**	**3.4 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Abbotsford CMA	0.0 a	4.3 a	2.6 a	4.6 a	2.2 a	5.1 a	22.8 a	12.8 a	3.0 a	5.1 a
Campbell River CA	**	5.3 d	1.0 a	8.4 b	1.6 a	6.2 b	1.3 a	4.1 a	1.4 a	6.7 a
Chilliwack CA	3.5 d	4.1 d	2.1 a	7.3 a	2.0 a	5.1 a	3.1 b	6.4 a	2.1 a	6.2 a
Courtenay-Comox CA	0.0 a	0.8 a	0.8 a	3.2 a	1.3 a	3.4 b	0.4 a	1.6 a	1.0 a	3.0 a
Cranbrook CA	0.0 a	0.0 a	3.1 a	1.5 a	0.6 a	3.3 b	0.0 a	1.9 a	1.2 a	2.5 a
Dawson Creek CA	0.0 a	2.7 a	2.1 a	2.2 a	2.3 a	4.3 a	2.8 b	4.3 c	2.1 a	3.4 a
Duncan-North Cowichan CA	1.5 a	7.5 a	1.6 a	3.9 a	0.9 a	4.6 a	0.0 a	8.6 a	1.2 a	4.7 a
Fort St. John CA	**	3.3 c	8.1 a	14.4 a	2.9 a	7.1 b	7.0 b	4.8 b	5.4 a	9.1 a
Kamloops CA	2.6 a	0.0 b	0.6 a	1.7 a	0.6 a	1.2 a	1.6 a	2.5 c	0.8 a	1.5 a
Kamloops Zone 1-South Shore	3.2 a	0.0 a	0.4 a	1.1 a	0.1 a	0.7 a	0.0 b	**	0.4 a	0.9 a
Kamloops Zone 2-North Shore	**	**	0.9 a	2.4 a	1.4 a	1.9 a	2.7 a	2.7 b	1.3 a	2.1 a
Kelowna CMA	1.5 a	0.7 a	0.2 a	2.6 a	0.5 a	3.6 a	0.5 a	8.1 a	0.4 a	3.4 a
Kitimat CA	7.1 a	32.4 a	8.2 a	15.3 a	32.8 a	16.8 a	20.2 a	**	23.5 a	17.8 d
Nanaimo CA	1.8 a	2.7 a	0.6 a	2.8 a	0.7 a	4.3 a	1.6 a	4.0 c	0.8 a	3.5 a
Parksville CA	0.0 a	0.0 a	0.0 a	1.9 a	0.5 a	0.8 a	0.0 a	5.2 a	0.4 a	1.1 a
Penticton CA	0.7 a	1.4 a	0.6 a	2.2 a	0.1 a	2.1 a	0.0 a	0.0 c	0.4 a	1.9 a
Port Alberni CA	**	14.3 c	5.8 b	6.3 b	3.1 c	3.6 b	0.0 c	3.5 b	3.8 c	5.3 b
Powell River CA	0.0 a	10.0 a	0.3 a	4.9 b	1.2 a	1.5 b	**	13.1 a	0.7 a	4.3 b
Prince George CA	4.7 b	5.9 a	2.4 a	5.6 a	1.6 a	4.3 a	4.5 a	**	2.6 a	5.3 a
Prince George Zone 1-Downtown	5.7 b	5.9 a	3.9 c	6.4 a	1.2 a	3.1 b	2.1 a	4.9 b	2.8 a	4.8 a
Prince George Zone 2-Outlying	3.0 a	6.0 a	1.5 a	5.0 a	1.8 a	4.8 a	5.4 a	**	2.5 a	5.5 b
Prince Rupert CA	11.0 d	**	13.6 a	12.4 c	21.8 a	16.3 d	0.0 b	5.2 c	14.4 a	12.2 c
Quesnel CA	15.3 a	0.0 a	3.2 b	5.3 a	3.3 b	11.6 c	1.4 d	2.1 c	3.1 b	7.6 b
Salmon Arm CA	0.0 a	0.0 a	0.0 a	0.6 a	0.0 a	0.0 a	8.3 a	7.7 a	0.3 a	0.6 a
Squamish CA	0.0 a	0.0 a	6.8 a	1.8 a	1.7 a	0.8 a	4.2 a	1.4 a	3.4 a	1.1 a
Summerland D.M.	**	**	0.0 a	0.0 a	1.8 a	**	**	**	0.9 a	0.9 a
Terrace CA	7.1 a	7.1 a	0.9 a	4.4 b	3.1 a	6.4 a	2.5 c	4.7 a	2.7 a	5.7 a
Vancouver CMA	0.3 b	0.7 a	0.7 a	1.9 a	1.5 a	2.2 a	2.1 a	2.9 b	0.9 a	1.9 a
Vernon CA	2.1 a	0.0 a	0.5 a	2.3 a	1.0 a	2.8 a	0.5 a	1.9 b	0.8 a	2.3 a
Victoria CMA	0.6 b	0.4 a	0.3 a	1.3 a	0.3 a	1.0 a	0.5 a	0.7 a	0.3 a	1.1 a
Williams Lake CA	**	7.1 a	1.4 a	7.2 a	1.3 a	7.1 a	0.0 d	18.1 a	1.0 a	9.5 a
British Columbia 10,000+	**0.7 a**	**1.1 a**	**0.9 a**	**2.3 a**	**1.6 a**	**2.8 a**	**2.5 a**	**4.0 b**	**1.2 a**	**2.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Abbotsford CMA	524 a	544 a	631 a	641 a	777 a	778 a	1,100 a	1,067 a	716 a	719 a
Campbell River CA	447 a	456 a	538 a	573 a	635 a	680 a	699 a	785 a	601 a	648 a
Chilliwack CA	479 a	489 a	582 a	604 a	724 a	746 a	784 a	862 a	651 a	673 a
Courtenay-Comox CA	458 a	490 a	571 a	599 a	677 a	715 a	755 a	771 a	646 a	678 a
Cranbrook CA	389 a	415 b	515 a	552 a	625 a	686 a	704 a	763 a	602 a	653 a
Dawson Creek CA	573 a	587 a	716 a	678 a	885 a	887 a	1,120 a	976 a	821 a	791 a
Duncan-North Cowichan CA	474 a	486 a	561 a	585 a	663 a	688 a	849 a	883 a	619 a	642 a
Fort St. John CA	585 a	596 a	716 a	705 a	907 a	914 a	1,130 a	1,147 a	867 a	864 a
Kamloops CA	537 a	566 a	650 a	681 a	785 a	821 a	960 a	1,085 a	734 a	772 a
Kamloops Zone 1-South Shore	548 a	579 a	683 a	720 a	827 a	883 a	1,069 a	1,227 b	765 a	817 a
Kamloops Zone 2-North Shore	484 a	513 a	604 a	631 a	725 a	746 a	884 a	974 a	691 a	716 a
Kelowna CMA	582 a	578 a	732 a	769 a	880 a	933 a	1,027 a	1,021 a	821 a	861 a
Kitimat CA	385 a	398 a	428 a	441 a	497 a	519 a	509 a	549 a	475 a	498 a
Nanaimo CA	487 a	510 a	593 a	617 a	732 a	753 a	881 a	912 a	655 a	679 a
Parksville CA	470 a	485 a	565 a	581 a	650 a	671 a	760 a	779 b	627 a	647 a
Penticton CA	489 a	513 a	608 a	623 a	730 a	767 a	988 a	1,145 b	671 a	713 a
Port Alberni CA	392 a	444 a	456 a	477 a	577 a	605 a	644 a	750 a	523 a	557 a
Powell River CA	438 a	507 a	520 a	548 a	601 a	629 a	689 a	776 a	566 a	601 a
Prince George CA	520 a	513 b	582 a	597 a	667 a	683 a	814 a	819 a	658 a	665 a
Prince George Zone 1-Downtown	532 a	539 a	574 a	595 a	642 a	672 a	703 a	741 a	613 a	637 a
Prince George Zone 2-Outlying	498 a	464 a	587 a	597 a	678 a	688 a	854 a	851 a	683 a	681 a
Prince Rupert CA	433 a	444 a	551 a	532 a	664 a	671 a	602 a	677 a	592 a	607 a
Quesnel CA	395 a	407 a	441 a	473 a	563 a	560 a	610 a	656 a	530 a	552 a
Salmon Arm CA	462 a	458 a	585 a	603 a	697 a	695 a	**	804 a	639 a	655 a
Squamish CA	**	523 a	762 a	711 a	848 b	790 a	908 a	945 b	818 a	790 a
Summerland D.M.	**	**	508 a	542 a	632 a	695 a	**	**	596 a	629 a
Terrace CA	464 a	483 a	498 a	539 a	567 a	613 a	601 a	687 a	552 a	605 a
Vancouver CMA	737 a	756 a	857 a	935 a	1,084 a	1,159 a	1,297 a	1,285 b	917 a	991 a
Vernon CA	478 a	475 a	611 a	624 a	740 a	764 a	781 a	812 a	676 a	697 a
Victoria CMA	614 a	636 a	736 a	776 a	902 a	1,041 a	1,200 a	1,296 a	784 a	861 a
Williams Lake CA	**	433 a	526 a	553 a	633 a	676 a	716 c	758 a	613 a	658 a
British Columbia 10,000+	**679 a**	**703 a**	**800 a**	**860 a**	**924 a**	**1,000 a**	**1,098 a**	**1,106 a**	**842 a**	**905 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2009 by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	5 a	117	81 a	1,757	99 a	1,958	18 a	141	203 a	3,973
Campbell River CA	2 d	37	36 b	430	44 b	703	5 a	122	87 a	1,293
Chilliwack CA	4 d	108	102 a	1,402	67 a	1,306	8 a	127	182 a	2,942
Courtenay-Comox CA	1 a	134	16 a	508	41 b	1,194	4 a	247	62 a	2,083
Cranbrook CA	0 a	16	5 a	337	20 b	603	3 a	159	28 a	1,114
Dawson Creek CA	2 a	77	10 a	429	18 a	415	6 c	139	36 a	1,059
Duncan-North Cowichan CA	5 a	67	28 a	716	28 a	608	9 a	104	70 a	1,496
Fort St. John CA	2 c	61	100 a	696	80 b	1,117	12 b	251	194 a	2,125
Kamloops CA	0 b	144	26 a	1,564	20 a	1,645	7 c	281	54 a	3,634
Kamloops Zone 1-South Shore	0 a	116	10 a	881	6 a	881	**	134	19 a	2,011
Kamloops Zone 2-North Shore	**	28	16 a	683	14 a	765	4 b	148	35 a	1,623
Kelowna CMA	1 a	136	46 a	1,736	80 a	2,211	18 a	217	144 a	4,300
Kitimat CA	11 a	34	27 a	176	64 a	380	**	114	125 d	704
Nanaimo CA	7 a	266	46 a	1,638	64 a	1,485	7 c	183	124 a	3,572
Parksville CA	0 a	17	2 a	113	3 a	421	1 a	19	6 a	570
Penticton CA	2 a	142	22 a	1,007	19 a	918	0 c	160	43 a	2,227
Port Alberni CA	8 c	56	30 b	474	17 b	470	4 b	113	59 b	1,113
Powell River CA	1 a	10	14 b	285	4 b	262	7 a	53	26 b	610
Prince George CA	16 a	264	68 a	1,215	72 a	1,684	**	601	199 a	3,765
Prince George Zone 1-Downtown	9 a	161	31 a	479	17 b	544	9 b	176	66 a	1,361
Prince George Zone 2-Outlying	6 a	103	37 a	736	55 a	1,140	**	425	133 b	2,404
Prince Rupert CA	**	49	32 c	258	41 d	250	8 c	154	87 c	711
Quesnel CA	0 a	14	12 a	225	41 c	354	3 c	141	56 b	734
Salmon Arm CA	0 a	11	1 a	169	0 a	170	1 a	13	2 a	363
Squamish CA	0 a	29	1 a	55	1 a	125	1 a	73	3 a	282
Summerland D.M.	**	**	0 a	52	**	56	**	**	1 a	113
Terrace CA	2 a	28	5 b	115	18 a	286	5 a	106	30 a	536
Vancouver CMA	71 a	9,577	1,246 a	65,551	606 a	28,035	128 b	4,378	2,051 a	107,541
Vernon CA	0 a	92	19 a	811	22 a	785	4 b	209	44 a	1,897
Victoria CMA	8 a	2,112	187 a	13,850	72 a	7,469	6 a	772	272 a	24,203
Williams Lake CA	1 a	14	15 a	207	29 a	408	31 a	171	76 a	800
British Columbia 10,000+	**156 a**	**13,615**	**2,177 a**	**95,776**	**1,569 a**	**55,317**	**363 b**	**9,052**	**4,265 a**	**173,760**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09	Apr-08	Apr-09
Abbotsford CMA	4.1 a	5.1 a	3.6 a	5.6 a	3.4 a	6.1 a	24.1 a	12.8 a	4.3 a	6.1 a
Campbell River CA	**	5.3 d	2.8 a	9.2 b	2.5 a	7.8 a	3.8 a	4.9 a	2.7 a	7.9 a
Chilliwack CA	6.9 c	14.7 d	3.0 a	10.0 a	3.9 b	8.2 a	4.8 b	10.4 a	3.6 a	9.4 a
Courtenay-Comox CA	4.6 a	1.6 a	1.2 a	4.5 a	1.7 a	4.9 a	1.2 a	4.1 b	1.7 a	4.5 a
Cranbrook CA	18.8 a	6.3 a	4.4 a	3.3 a	1.3 a	5.0 b	1.2 a	3.9 a	2.4 a	4.4 a
Dawson Creek CA	0.0 a	2.7 a	2.6 a	4.0 b	4.0 a	7.5 a	2.8 b	6.5 b	2.9 a	5.6 a
Duncan-North Cowichan CA	1.5 a	7.5 a	2.5 a	5.6 a	3.9 a	5.4 a	1.8 a	9.6 a	3.0 a	5.9 a
Fort St. John CA	11.4 d	8.2 b	10.2 a	16.2 a	4.2 a	8.8 b	8.0 b	6.0 b	6.9 a	10.9 a
Kamloops CA	2.6 a	0.0 b	0.6 a	1.7 a	0.6 a	1.2 a	1.6 a	2.5 c	0.8 a	1.5 a
Kamloops Zone 1-South Shore	3.2 a	0.0 a	0.4 a	1.1 a	0.1 a	0.7 a	0.0 b	**	0.4 a	0.9 a
Kamloops Zone 2-North Shore	**	**	0.9 a	2.4 a	1.4 a	1.9 a	2.7 a	2.7 b	1.3 a	2.1 a
Kelowna CMA	2.3 a	2.2 a	1.3 a	3.6 a	1.3 a	5.6 a	1.0 a	8.6 a	1.3 a	4.8 a
Kitimat CA	7.1 a	32.4 a	8.2 a	15.3 a	32.8 a	16.8 a	20.2 a	**	23.5 a	17.8 d
Nanaimo CA	3.3 a	3.5 b	3.1 a	5.2 a	3.1 a	7.3 a	2.7 a	6.8 b	3.1 a	6.0 a
Parksville CA	0.0 a	0.0 a	1.8 a	4.6 b	0.7 a	1.2 a	0.0 a	5.2 a	0.9 a	2.0 a
Penticton CA	2.8 a	2.8 a	0.9 a	3.7 a	0.5 a	2.7 a	0.0 a	0.0 c	0.8 a	3.0 a
Port Alberni CA	**	19.6 d	6.8 b	8.0 b	3.3 b	4.7 b	**	4.4 b	5.1 b	6.8 a
Powell River CA	0.0 a	10.0 a	3.8 a	5.3 b	2.8 a	1.9 a	**	13.1 a	3.0 a	4.6 a
Prince George CA	5.5 a	6.3 a	3.0 a	6.5 a	2.2 a	5.3 a	4.7 a	10.1 d	3.1 a	6.5 a
Prince George Zone 1-Downtown	6.4 b	5.9 a	3.9 c	6.9 a	1.4 a	4.2 b	2.7 a	5.5 b	3.0 b	5.5 a
Prince George Zone 2-Outlying	4.0 a	7.0 a	2.3 a	6.2 a	2.6 a	5.8 a	5.4 a	**	3.1 a	7.1 a
Prince Rupert CA	11.0 d	**	14.0 a	14.4 c	21.8 a	17.1 d	0.0 b	7.2 c	14.5 a	14.1 a
Quesnel CA	15.3 a	7.1 a	5.0 b	6.2 a	3.9 b	12.2 c	**	2.1 c	4.1 b	8.3 b
Salmon Arm CA	0.0 a	0.0 a	0.6 a	1.2 a	0.0 a	0.6 a	8.3 a	7.7 a	0.5 a	1.1 a
Squamish CA	0.0 a	0.0 a	6.8 a	5.5 a	1.7 a	3.2 a	4.2 a	1.4 a	3.4 a	2.8 a
Summerland D.M.	**	**	0.0 a	0.0 a	1.8 a	5.6 d	**	**	0.9 a	2.8 b
Terrace CA	7.1 a	10.7 a	0.9 a	5.3 a	3.1 a	6.4 a	2.5 c	4.7 a	2.7 a	6.0 a
Vancouver CMA	0.6 b	1.4 a	1.3 a	2.8 a	2.0 a	2.6 a	2.7 a	3.4 c	1.4 a	2.6 a
Vernon CA	2.1 a	0.0 a	1.3 a	3.1 a	1.5 a	4.0 b	1.0 a	1.9 b	1.4 a	3.2 a
Victoria CMA	2.3 c	1.6 c	1.6 a	2.7 a	1.3 a	2.5 a	2.4 c	4.5 d	1.7 a	2.6 a
Williams Lake CA	**	7.1 a	4.2 b	7.7 a	1.8 b	7.4 a	0.0 d	18.7 a	2.0 b	9.9 a
British Columbia 10,000+	**1.4 a**	**2.0 a**	**1.6 a**	**3.3 a**	**2.4 a**	**3.8 a**	**3.2 a**	**5.1 b**	**1.9 a**	**3.4 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09	Apr-07 to Apr-08	Apr-08 to Apr-09
Abbotsford CMA	6.1 a	5.0 a	7.2 a	1.0 a	8.9 a	1.0 a	++	++	8.5 a	0.7 a
Campbell River CA	++	++	4.5 b	6.9 b	4.4 b	5.2 b	5.7 a	3.6 a	4.1 b	5.6 a
Chilliwack CA	n/u	++	n/u	2.0 b	n/u	2.0 b	n/u	4.8 a	n/u	2.4 b
Courtenay-Comox CA	8.2 a	5.2 a	5.6 a	5.3 a	3.8 a	5.8 a	3.2 b	1.6 c	5.0 a	5.1 a
Cranbrook CA	4.0 b	5.0 b	7.8 a	8.0 a	7.4 a	8.5 a	5.7 a	11.0 a	6.9 a	7.8 a
Dawson Creek CA	12.4 a	++	11.3 c	++	9.4 b	++	**	**	10.8 c	++
Duncan-North Cowichan CA	8.2 a	0.2 a	7.0 a	3.7 a	6.2 a	5.5 a	4.8 a	7.4 a	6.9 a	4.4 a
Fort St. John CA	6.1 b	1.0 d	7.1 a	1.3 a	4.2 d	**	++	**	4.9 c	1.5 d
Kamloops CA	6.5 a	3.5 c	12.0 a	4.9 b	11.8 a	5.4 b	11.9 c	8.9 b	11.7 a	5.7 a
Kamloops Zone 1-South Shore	5.2 a	**	11.1 a	5.2 b	9.5 a	6.6 b	9.6 b	11.9 c	10.2 a	6.2 b
Kamloops Zone 2-North Shore	**	**	13.0 a	4.5 c	14.8 a	3.9 c	15.7 d	4.9 d	13.6 a	5.0 b
Kelowna CMA	10.8 c	++	9.2 a	3.0 b	9.1 a	2.9 b	9.6 b	3.6 d	9.2 a	2.6 b
Kitimat CA	-1.4 a	3.8 a	-0.2 a	2.2 a	1.7 a	2.8 b	3.2 a	**	0.8 a	3.4 c
Nanaimo CA	3.2 c	5.9 a	6.0 a	4.4 a	5.1 b	3.6 a	**	**	5.2 a	3.8 a
Parksville CA	4.1 a	1.9 a	4.5 d	++	2.7 a	3.0 b	**	**	2.8 a	2.9 b
Penticton CA	6.2 b	5.4 c	9.3 a	2.3 c	10.6 a	4.0 c	13.7 a	**	9.8 a	3.0 c
Port Alberni CA	**	**	7.8 a	4.4 c	7.1 b	5.4 b	**	**	6.7 b	5.5 b
Powell River CA	16.6 a	15.0 a	4.8 b	6.3 b	6.2 b	4.4 a	**	**	5.1 a	6.5 a
Prince George CA	++	**	4.2 b	2.0 c	2.7 b	2.6 a	5.4 a	++	3.3 b	2.1 b
Prince George Zone 1-Downtown	++	++	++	5.7 b	3.4 d	4.3 b	5.4 a	2.0 c	**	4.2 a
Prince George Zone 2-Outlying	**	++	5.8 b	++	2.4 c	1.7 c	5.5 b	**	3.9 b	++
Prince Rupert CA	**	5.2 d	13.5 d	++	16.4 d	++	2.0 c	5.7 c	11.8 d	3.0 d
Quesnel CA	7.2 a	2.8 a	4.8 c	5.4 b	5.9 d	4.7 c	**	**	8.4 c	4.1 d
Salmon Arm CA	8.3 a	-0.3 a	7.0 b	4.9 c	5.3 b	4.0 d	**	**	6.3 c	3.5 d
Squamish CA	**	1.0 a	**	-0.7 a	**	**	**	**	**	**
Summerland D.M.	**	**	**	12.1 a	**	**	**	**	**	9.3 c
Terrace CA	12.8 a	3.5 a	5.2 b	5.8 a	1.5 a	6.6 b	**	11.1 c	3.2 c	6.9 a
Vancouver CMA	4.3 d	4.0 d	5.8 c	2.3 c	4.9 c	2.7 c	**	4.4 d	5.2 c	2.8 b
Vernon CA	7.5 a	1.7 c	9.5 a	2.7 c	9.3 a	2.7 c	10.0 d	4.1 c	9.3 a	3.0 b
Victoria CMA	5.1 c	4.6 d	4.5 c	6.2 b	4.3 d	6.5 c	**	**	4.4 c	6.0 b
Williams Lake CA	**	0.3 a	8.9 b	5.8 a	9.0 b	6.5 a	**	2.9 a	9.2 b	6.7 a
British Columbia 10,000+	**4.7 c**	**3.9 c**	**5.9 b**	**3.1 c**	**5.4 b**	**3.4 b**	**5.7 d**	**4.0 d**	**5.6 b**	**3.4 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2008 vs. $550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Spring Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the April 2008 and April 2009 Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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